

**MINUTES OF THE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FOR
THE ISLAND AT SPRINGS RANCH
November 13, 2008**

The meeting was called to order at 7:06 a.m. at the home of President Skip Mike Knaub. Board members present: Skip Wall, Daryl Grantz, and Jan Hardison as well as Z&R Property Management representative Linnea Mellinger. Board member Bob Gadd was absent. Other homeowners present: Greg Broeckelman, 4250 Greens Drive.

ARCHITECTURAL COMMITTEE

A homeowner inquired about installing a TV dish under the stairs going down from his deck. He will be advised to make a written formal request if he wants the Board to consider approval.

MEMBERS OPEN FORUM

APPROVAL OF PREVIOUS MEETING MINUTES

Minutes of the October 9, 2008, Board meeting were approved as corrected. (Knaub/Wall; 3/1/0 Grantz abstained as he was not at the meeting; Gadd absent). The correction was to remove Skip's name incorrectly placed in paragraph one.

Minutes of the Executive Session on October 9, 2008, were approved as presented (Knaub, Wall; 3/1/0 Grantz abstained as he was not at the meeting; Gadd absent).

TREASURER'S REPORT AND APPROVAL

The October 2008 treasurer's report was discussed. Robertsons has not been paid approximately \$15,000 for repair of drainage issues. The 3rd part of drainage problems (behind 6648 and 6638 Showhorse Ct) has not been done because of insufficient funds. The utility error of \$9,480 has been paid. The report was approved as presented. (Hardison/Grantz; 4/0 Gadd absent)

MANAGEMENT COMPANY UPDATES

1. House painting for 2009: Linnea distributed a map of 13 houses remaining to be painted.
2. Landscaper contracts: There has been no response from Greener Grass. Robertsons and JCB Landscaping will be asked for bids with the expectation of starting the 2009 contract in March. Proposals will be presented at the December meeting. Robertsons will continue with snow removal this winter.

TOPICS OF GENERAL DISCUSSION

1. Water bill: Linnea updated the Board on the utility company's explanation of their error in billing which resulted in an almost \$7,000 undercharge. The charges were incurred from 1 of the 3 water meters which had not been included in billing for several months.
2. Annual meeting: Topics to be presented at the annual meeting were discussed.
3. Yard maintenance: Skip commented on the dilemma of keeping yards beautiful vs. the budget and rising water costs. Maturing yards require pruning which is a major expense.
4. Important historical information: Mike gave copies to Board members of the agreement between The Springs Ranch Community Association, Inc and The Island at Springs Ranch Homeowners Association, Inc. Included also was the lawsuit between the Community Association and individual associations along with the settlement of the lawsuit. He also distributed copies of the Final Drainage Report for the Island

Minutes of The Island at Springs Ranch Board Meeting of November 13, 2008

dated May 1999 as well as the agreement for private maintenance of drainage facilities which was assigned to the golf course.

OLD BUSINESS

BestWay will pick up recycle products at an additional cost of \$5 per residence per month. The Board denied the recycling project.

The quarterly newsletter will be published in early December. Christl has asked Board members to write articles to be included.

NEW BUSINESS

Skip Wall submitted his resignation as a Board member effective November 13, 2008. The Board appointed Greg Broeckelman as his replacement to finish the 1 year left on the term of office (Grantz/Hardison; 4/0 Gadd absent)

There will be a Community Action meeting on November 20 at 7 p.m. at the Stetson Hills Police Station regarding utility rates.

Effective with the December meeting, the location of Board meetings will be 4075 Greens Drive, the Hardison residence.

The Board authorized up to \$50 for the Christmas neighborhood dinner (Grantz, Wall; 4/0 Gadd absent)

ADJOURNED at 8:39 a.m. (Hardison/Wall; 4/0 Gadd absent).

Submitted by:

Jan Hardison
Secretary, The Island HOA

Approved: _____